

SENATE BILL 1475

By Henry

AN ACT to amend Tennessee Code Annotated, Title 5;
Title 6; Title 7; Title 38 and Title 66, relative to
certain rental properties.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 6-54-511, is amended by adding the following language as a new, appropriately designated subsection:

() A notice concerning such inspections shall be forwarded to the landlord at the address filed in accordance with § 66-28-107 with the agency or department of local government that is responsible for enforcing building codes in the jurisdiction where the dwelling units are located.

SECTION 2. Tennessee Code Annotated, Title 6, Chapter 54, Part 5, is amended by adding the following language as a new, appropriately designated section:

6-54-5__.

(a)

(1) If law enforcement officers in any county having a metropolitan form of government and a population in excess of five hundred thousand (500,000), according to the 2000 federal census, or any subsequent federal census, are dispatched to investigate a complaint of disorderly conduct or other disturbance or to serve a warrant for the arrest of a person residing in residential rental property and such action occurs for disturbances or warrants at the same residential rental property on more than three (3) separate dates within a six-month period, the law enforcement officer shall be required to notify the landlord

of such action occurring on the fourth and all subsequent occurrences of such actions involving such rental property.

(2) The notice shall be sent to the landlord at the address filed in accordance with § 66-28-107 with the agency or department of local government that is responsible for enforcing building codes in the jurisdiction where the dwelling units are located.

(3) The requirements of this subsection shall no longer apply with respect to such residential rental property once a period of six (6) months has expired in which no such complaints have been filed or warrants have been served for any person residing in such property.

(b) Such notices filed with the landlord shall be for the purpose of providing notice to the landlord of the landlord's right to terminate the tenancy in accordance with subsection (c).

(c) Notwithstanding title 66, chapter 28, for any leases entered into on or after the effective date of this act, three (3) days' notice by a landlord shall be sufficient notice of termination of tenancy for the purpose of eviction of a tenant in residential rental property located in any county having a metropolitan form of government and a population in excess of five hundred thousand (500,000) according to the 2000 federal census, or any subsequent federal census, if the tenant or any other person on the premises with the tenant's consent willfully or intentionally commits a violent act, or has engaged in any drug-related criminal activity, or behaves in a manner that constitutes or threatens to be a real and present danger to the health, safety or welfare of the life or property of other tenants, the landlord, the landlord's representatives or other persons on or around the premises.

SECTION 3. This act shall take effect upon becoming a law, the public welfare requiring it.